



PCPB July 19, 2018 DRAFT MINUTES

(Pending approval at September meeting)

Peninsula Community Planning Board

July 19, 2018 meeting

Point Loma Branch Library, 3701 Voltaire Street.

Present were Robert Goldyn, Scott Deschenes, Jerry Lohla, Jim Hare, Mark Krencik, Patricia Clark, Brad Herrin, Fred Kosmo, Margaret Virrissimo, Sarah Moga Alemany Joe Halosek, Robert Tripp Jackson and David Dick.

Missing were Mick Moore, and Don Sevens

General

Meeting called to order by Robert Goldyn at 6:30 PM.

Agenda Approval

Margaret Virissimo made a motion to approve the meeting agenda. Scott Deschenes seconded the motion, All voted in favor.

Non-Agenda - Public Comment

Lucky Morrison and Michael Winn spoke regarding new PCPB meeting procedures.

Applicant – Initiated Action Items

1. Peninsula Work Force Housing and Information Request for Famosa and Nimitz Property. Robert Goldyn - Larry Doherty - Expressed concern about the board's role in the Famosa and Nimitz property. Lucky Morrison - Disagrees with the letter written by the board, and the build up of the PCPB. Michael Winn - Entire HOA should be questioned, and opinions should be obtained if PCPB mentions them in letter as well as City responsibilities for that property. Cameron Havlick. Bruce Jordan - asked for minutes from last meeting to be read regarding rescinding of last years letter, and the new letter drafted by the Long Range Planning Comittee. Motion was read as written by

Applicant – Initiated Action Items (Continued)

David Dick, and he read the new letter to the community. David Dick made a motion to approve the letter as written. Jerry Lohla seconded the motion. Margaret Virissimo opposes the letter. Vote was 10 in favor, Margaret opposed, Jim Hare abstained as he was not present at the prior meetings.

2. Rosecrans CPD at 634 Rosecrans Street. Mr. Jeff Rippee - Lawsuit has been settled, and house will be built within the scope of the lawsuit, and is lower than the previous presentation. Ms. Suzanna Frost opposes the current plan. Mr. Tom Frost opposes on behalf of his father's property regarding City right of way. Expressed concern over grading. Mark Krencik made a motion to approve project, Robert Tripp Jackson seconded. Board comments. David Dick requested clarification on finishes of the architecture of this project. Margaret thanked developer for coming. Jerry requested clarification regarding view. Fred Kosmo expressed his support. 11 in favor, Joe Holosak against.

3. West Point Loma Boulevard Evaluation - Esmeralda White presented Dana to discuss a class 2 bicycle facility. Would need to remove 69 parking spaces. James Condon shared that he lives in the area, and hopes the board has read the letter in support, and showed his support for the project. Brad Herrin read letter from Nicole Burgess requesting support on the project. Stefan Aulicino also lives in the area, and is seeking support in this project. Korla requested clarification regarding the road diet that was discussed last month. City said vehicle counts are too high for a road diet. A new study needs to be completed. Korla also expressed concerns regarding the parking issue, and feels the presentation is premature. Asked City if they have consulted with residents that would be affected by the parking on the street. Brad Herrin states Ocean Beach voted in favor of a road diet in their area. He feels the Midway Group seems to be doing the same. Is there a way to design route and save parking for the residents? What are the other options? Fred Kosmo discussed the congestion on that street, and wants the residents to be involved in the planning. Can't add to the congestion. Sarah feels she would need to look at the area further, and feels we need to do our part as a community to promote walking and biking. Jim Hare requested clarification about affected parking spot. Need to look at locations where the parking will be removed, and look at the residential vs. commercial. Joe Holosek requested clarification regarding the connectivity of the bike lanes, and the bicycle/pedestrian sharing. Also expressed concerns about the speed differentials between bicycles and vehicles. Scott asked if sidewalks are an option for this area. Margaret asked if there are green lanes in the area. Sarah Moga Alemany made a motion that the board to support a study into having a bike lane without committing to support in the final project, Robert seconds. David Dick asking if an entire complex be contacted regarding changes to their parking, and recommends flyers on the vehicles. Opposes a road diet, and any study that could lead to a road diet. Jim Hare asked for another clarification on the parking spaces affected. Motion withdrawn. Board asks the City to return with further information and planning on the project. City will return after studies are done. They came here to get

Applicant – Initiated Action Items (Continued)

our approval to remove the parking spaces. Will continue the study, and will come back to get present.

4. Correia Middle School Easement Vacation - Michael Hada. Discussed the vacating of an existing water easement. The school wants the easement removed for future development. Community asking for clarification on the easement, and why now. Joe Holosek comments regarding the easement being a paper easement with no value. David Dick explains what the current construction is. Asked what will be going over the current easement location. Margaret asking why board was not contacted regarding this project. David Dick advised board and community that the school district does not have to go through the normal procedures. Mark made a motion to support the vacancy of the easement, seconded by Joe. 11 in favor, Margaret abstained needing more information.

5. Ghio 2 Units CDP - Lee Hope discussed the project at 2832 Upshur Street to demolish existing building and making a duplex. Lucky Morrison requesting changes to subcommittee meeting times to be more inclusive to the community instead of catering to the developers for 5, 6, 7. Carol Baldwin asking if project is a current rental property, and will this become multiple rentals, and requested clarification on parking requirements. Korla Equinta discussed parking rules. And asked for lot size vs. square footage. Robert Tripp Jackson asked for location clarification. Margaret makes a motion to approve. Joe seconds the motion. David Dick requesting explanation on new structure and rental restrictions. Fred asked about any height restrictions. Unanimous vote in favor.

6. Matsubura Residence CDP - Greg Leginski discussed a single family dwelling at 516 Tarento Drive adding a second story. Margaret Virissimo made motion to approve, Scott Deschenes seconded. Unanimously approved.

7. King residence - Abel Zatarain presented project at 4581 Newport Avenue to build a new single family residence. Jim Hare discussed open DSD regarding drainage, and any challenges. David Dick asked about any view issues with neighbors. Brad motions to approve, Margaret seconds. Unanimously approved.

Government and Community Reports

Conrad Wear discussed the Short Term Rental Plan. Takes affect July2019. Mission Beach no grandfathered properties.

Ocean Beach Planning Board had no meeting.

Information Items

1. Airport Development Plan - Ted Anasis presented an update on the airport development plan at the San Diego International Airport, and upcoming renovations to terminal 1. Korla asking if aircraft noise will be addressed in new construction, and idling noise that comes from removal of buildings. Lucky Morrison asking about moving walkways in new construction. Margaret asking for better pickup options. David Dick asking if numbers of take offs and landings will increase after construction. 280 - 300,000 flight abilities. Curfew will not be changed. Scott Deschenes left after this presentation, and asked Margaret Virissimo to continue minutes for the remainder of the meeting.

2. Catalina Boulevard Pipeline Replacement Update – Project is coming to an end successfully. Any road detours or water outages will be announced in advance to affected residents.

Board-Initiated Action Items

1. San Diego International Airport EIR – Fred Kosmo will discuss the EIR with the Airport Committee. David Dick made a motion to delegate authority to airport committee to submit a letter of comment on SDIA EIR with full board action to confirm at September meeting. Margaret Virissimo Seconded the motion. All present board members voted in favor.
2. Robert Goldyn added Jim Hare to Long Range Planning Committee, and made him the Chair of that committee. He also added Jarvis to the committee. Korla Equinta was added to the Governance Committee. Luck Morrison asked to be added to a committee, and was informed all committees are full, and to try again next election cycle.
2. Margaret Virissimo made a motion to not have a meeting for August. Joe Holosak seconded. All voted in favor.

Non – Agenda Public Comment

David Dick addressed the board, and the community regarding his concerns for former PCPB board member and former Chair Jon Linney running for a board position in the next election cycle. Linney's character and stability were questioned by David Dick, and further discussed by Jerry Lohla. Both stating they would not remain on the board if Jon Linney was allowed to run for a PCPB position.

Brad Herrin made a motion to approve the June meeting minutes. Margaret Virissimo seconded, and all voted in favor.

Robert Goldyn adjourned the meeting at 9:25 PM.